



County of El Dorado

Minutes - Final Planning Commission

Rich Stewart, Chair, District 1
Dave Pratt, First Vice-Chair, District 4
Brian Shinault, Second Vice-Chair, District 5
Gary Miller, District 2
Tom Heflin, District 3

Char Tim, Clerk of the Planning Commission

Community Development
Agency
Development Services
Division
2850 Fairlane Court
Placerville CA 95667
www.edcgov.us
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Thursday, May 14, 2015

8:30 AM

Building C Hearing Room

ADDENDUM

Items 7 and 8 are hereby added to the Agenda Items.

Hearing assistance devices are available for public use - contact the Clerk to the Planning Commission.

All Planning Commission hearings are recorded. An audio recording of this meeting will be published to the website. Please note that due to technology limitations, the link will be labeled as "Video" although only audio will play. The meeting is not video recorded. To obtain a copy of a recording, contact Planning Services or the Clerk after the hearing.

The County of El Dorado is committed to ensuring that persons with disabilities are provided the resources to participate in its public meetings. If you require accommodation, please contact the Clerk to the Planning Commission at 530-621-5355 or via e-mail, planning@edcgov.us.

Persons wishing to speak on a Consent Calendar item are requested to advise the Chair or Clerk prior to 8:30 a.m.

Public testimony will be received on each agenda item as it is called. The applicant (where applicable) is allocated 10 minutes to speak; individual comments are limited to 3 minutes; and individuals representing a group are allocated 5 minutes. Except with the consent of the Commission, individuals shall be allowed to speak to an item only once. Upon completion of public comment, the matter shall be returned to the Commission for deliberation. Members of the public shall not be entitled to participate in that deliberation, or be present at the podium during such deliberation, except at the invitation of the Commission for a point of clarification or question by the Commission.

Matters not on the agenda may be addressed by the general public during Public Forum/Public Comment. Comments during Public Forum/Public Comment are limited to 3 minutes per person. The Commission reserves the right to waive said rules by a majority vote. Public Forum/Public Comment is for comment only. No action will be taken on these items unless they are scheduled on a future agenda.

Staff materials related to an item on this agenda submitted to the Commission after distribution of the agenda packet are available for inspection during normal business hours in Planning Services located at 2850 Fairlane Court, Placerville, CA. Such documents are also available on the Commission's Current Agenda webpage subject to staff's ability to post the documents before the meeting

The Planning Commission is concerned that large amounts of written information submitted to the Planning Commission the day of a public hearing might not receive the attention it deserves. To ensure delivery to the Commission prior to the hearing, written information from the public is encouraged to be submitted by Thursday the week prior to the meeting. Planning Services cannot guarantee that any FAX or mail received the day of the Commission meeting will be delivered to the Commission prior to any action.

For purposes of the Brown Act, Section 54954.2(a), the numbered items on this agenda give a brief description of each item to be discussed. Recommendations of the staff, as shown, do not prevent the Commission from taking other action.

8:30 A.M.

CALL TO ORDER

Present: 5 - Member Heflin, Member Stewart, Member Miller, Member Pratt and Member Shinault

ADOPTION OF AGENDA

A motion was made by Member Pratt, seconded by Member Heflin, to Approve the agenda as presented.

Yes: 5 - Member Heflin, Member Stewart, Member Miller, Member Pratt and Member Shinault

PLEDGE OF ALLIANCE TO THE FLAG

CONSENT CALENDAR (All items on the Consent Calendar are to be approved by one motion unless a Commission member requests separate action on a specific item.)

1. [15-0559](#) Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of April 23, 2015.

A motion was made by Member Pratt, seconded by Member Shinault, to Approve this matter.

Yes: 4 - Member Stewart, Member Miller, Member Pratt and Member Shinault

Abstained: 1 - Member Heflin

2. [15-0560](#)

Hearing to consider a request for a five-year review of an existing cellular telecommunications facility [Five-Year Review-Special Use Permit S00-0007-R-2/North El Dorado Hills]** on property identified by Assessor's Parcel Number 125-100-06, consisting of 3.43 acres, in the El Dorado Hills area, submitted by T-Mobile Wireless; and staff recommending the Planning Commission take the following actions:

1) Find Special Use Permit S00-0007-R-2 to be exempt from CEQA pursuant to Section 15061(b)(3) of the CEQA Guidelines;

2) Find that based on this five-year review period, the approved telecommunication facility substantially conforms to the Conditions of Approval for S00-0007;

3) Remove Condition of Approval number 7 as follows:

7. Due to the ever-changing technology of wireless communication systems, this special use permit shall be reviewed by the El Dorado County Planning Commission every five years. At each five-year review, the permit holder shall provide the Planning Commission with a status report on the then current use of the subject property and related equipment. The Planning Commission shall review the status report and, based on an assessment of the information provided, current wireless technology, and possible local or cumulative impacts, determine whether to: (1) Modify the conditions of approval in order to reduce identified adverse impacts; and/or (2) Initiate proceedings to revoke the special use permit, requiring the facility's removal, if it is no longer an integral part of the wireless communications system. By operation of this condition, it is the intent of County to reserve the right to modify or add new conditions, consistent with the language specified above. The failure of the County to conduct or complete a five-year review in a timely fashion shall not invalidate the Special Use Permit. The applicant shall pay a fee determined by the Development Services Director to cover the cost of processing a five-year review on a time and materials basis.

4) Add a new Condition of Approval as follows:

8. Generator maintenance: Any routine maintenance that requires running the generator or automatic cycling of the generator shall be performed between the hours of 9 a.m. and 3 p.m. Monday through Friday.

(Supervisory District 1)

A motion was made by Member Pratt, seconded by Member Shinault, to Approve this matter.

Yes: 5 - Member Heflin, Member Stewart, Member Miller, Member Pratt and Member Shinault

3. [15-0561](#)

Hearing to consider a request for a five-year review of an existing cellular telecommunications facility [Five-Year Review-Special Use Permit S04-0050-R/Fresh Pond Monopine]** on property identified by Assessor's Parcel Number 009-640-03, consisting of 14.19 acres, in the Pollock Pines area, submitted by SBA Communications Corporation; and staff recommending the Planning Commission take the following actions:

- 1) Find Special Use Permit S04-0050-R to be exempt from CEQA pursuant to Section 15061(b)(3) of the CEQA Guidelines;
- 2) Find that based on this five-year review period, the approved telecommunication facility substantially conforms to the Conditions of Approval for S04-0050/SPR10-0003;
- 3) Modify Condition of Approval number 13 as follows:
13. Due to the ever-changing technology of wireless communication systems, this Special Use Permit shall be reviewed by the County Development Services Department every five years. At each five-year review, the permit holder shall provide the Development Services Department Division with a status report on the then current use of the subject site and related equipment. The Development Services Division shall review the status and present that report to the approving authority with a recommendation determine whether to: (A) Allow the facility to continue to operate under all applicable conditions or modify the conditions of approval in order to reduce identified adverse impacts; or (B) Hold a public hearing to determine whether to modify the conditions of approval in order to reduce identified adverse impacts; or initiate proceedings to revoke the special use permit, requiring the facility's removal if it is no longer an integral part of the wireless communications system. By operation of this condition, it is the intent of County to reserve the right to modify or add new conditions, consistent with the language specified above. The failure of the County to conduct or complete a five-year review in a timely fashion shall not invalidate the Special Use Permit. The applicant shall pay a fee determined by the Development Services Director to cover the cost of processing a five-year review on a time and materials basis.
- 4) Add a new Condition of Approval:

Planning Services

20. Generator maintenance: Any routine maintenance that requires running the generator or automatic cycling of the generator shall be performed between the hours of 9 a.m. and 3 p.m. Monday through Friday.

(Supervisory District 2)

A motion was made by Member Pratt, seconded by Member Shinault, to Approve this matter.

Yes: 5 - Member Heflin, Member Stewart, Member Miller, Member Pratt and Member Shinault

4. [15-0562](#)

Hearing to consider a request for a five-year review of an existing cellular telecommunications facility [Five-Year Review-Special Use Permit S09-0015-R/New Coloma Monopine]** on property identified by Assessor's Parcel Number 088-420-06, consisting of 5 acres, in the Coloma area, submitted by SBA Communications Corporation; and staff recommending the Planning Commission take the following actions:

- 1) Find Special Use Permit S09-0015-R to be exempt from CEQA pursuant to Section 15061(b)(3) of the CEQA Guidelines;
- 2) Find that based on this five-year review period, the approved telecommunication facility substantially conforms to the Conditions of Approval for S09-0015;
- 3) Modify Condition of Approval number 6 as follows:
 6. Native landscape In accordance with a new landscaping plan to be submitted within 90 days, native or non-native shrubs and trees shall be planted around the entire fenced area as shown in Exhibit E-10. All landscaping associated with the wireless telecommunications facility shall be properly maintained and shall be irrigated when necessary to promote and maintain growth. Dead or dying vegetation shall be removed. Applicant shall install and maintain landscaping in accordance with the approved landscaping plan in perpetuity or unless otherwise modified through any future permit. Proof that the landscaping has been installed as described shall be received by Planning Services prior to issuance of final occupancy. within 90 days following landscape plan approval.
- 4) Modify Condition of Approval number 12 as follows:
 12. Due to the ever-changing technology of wireless communication systems, this Special Use Permit shall be reviewed by the County Development Services Department Division every five years. At each five-year review, the permit holder shall provide the Development Services Department Division with a status report on the then current use of the subject site and related equipment. The Development Services Division shall review the status and present that report to the approving authority with a recommendation determine whether to: (A) Allow the facility to continue to operate under all applicable conditions or modify the conditions of approval in order to reduce identified adverse impacts; or (B) Hold a public hearing to determine whether to modify the conditions of approval in order to reduce identified adverse impacts; or initiate proceedings to revoke the special use permit, requiring the facility's removal if it is no longer an integral part of the wireless communications system. By operation of this condition, it is the intent of the County to reserve the right to modify or add new conditions, consistent with the language specified above. The failure of the County to conduct or complete a five-year review in a timely fashion shall not invalidate the Special Use Permit. The applicant shall pay a fee determined by the Development Services Division Director to cover

the cost of processing a five-year review on a time and materials basis.

5) Add a new Condition of Approval:

Planning Services

28. Generator maintenance: Any routine maintenance that requires running the generator or automatic cycling of the generator shall be performed between the hours of 9 a.m. and 3 p.m. Monday through Friday.

(Supervisory District 4)

A motion was made by Member Pratt, seconded by Member Shinault, to Approve this matter.

Yes: 5 - Member Heflin, Member Stewart, Member Miller, Member Pratt and Member Shinault

END OF CONSENT CALENDAR

DEPARTMENTAL REPORTS AND COMMUNICATIONS (Development Services, Transportation, County Counsel)

COMMISSIONERS' REPORTS

PUBLIC FORUM / PUBLIC COMMENT

AGENDA ITEMS

5. [15-0563](#) Hearing to consider a request to allow up to 100 special events per year, including, but not limited to, weddings, charitable events, and live music, for up to 320 guests per event on two adjacent parcels at the David Girard Winery [Special Use Permit S10-0011/David Girard Vineyards]* on property identified by Assessor's Parcel Numbers 089-030-23 and 089-030-24, consisting of 41.52 and 20 acres, respectively, in the Gold Hill area, submitted by David Girard; and staff recommending the Planning Commission take the following actions:
- 1) Adopt the Mitigated Negative Declaration based on the Initial Study prepared by staff;
 - 2) Adopt the Mitigation Monitoring Program in accordance with CEQA Guidelines, Section 15074(d), incorporating the Mitigation Measures in the Conditions of Approval as presented; and
 - 3) Approve Special Use Permit S10-0011 based on the Findings and subject to the Conditions of Approval as presented.
- (Supervisory District 4)

A motion was made by Member Pratt, seconded by Member Miller, to Approve this matter with modifications to Condition 1, additional language added prior to Condition 4, and a new Condition requiring a one-year review.

Yes: 5 - Member Heflin, Member Stewart, Member Miller, Member Pratt and Member Shinault

6. 15-0564

Hearing to consider the following requests: (1) Rezone a 7-acre portion from One-Acre Residential (R1A) to One-Acre Residential-Planned Development (R1A-PD); (2) Development plan to allow for design flexibility in the development standards of the One-Acre Residential zone; and (3) A special use permit revision to allow alteration of the existing mortuary chapel, crematory, and administration structure; alteration of existing monument sign; a 3,604 square-foot addition; and reconfiguration of the required parking [Rezone Z14-0011/Planned Development PD14-0009/Special Use Permit Revision S94-0002-R/Green Valley Mortuary and Cemetery]** on property identified by Assessor's Parcel Number 102-030-28, consisting of 8.6 acres, in the Rescue area, submitted by Paul Phipps and Dennis Hamilton; and staff recommending the Planning Commission recommend the Board of Supervisors take the following actions:

- 1) Find that the project is Categorically Exempt pursuant to CEQA Guidelines Section 15301(e)(2);
- 2) Approve Rezone Z14-0011 based on the Findings (Attachment C);
- 3) Conditionally approve Planned Development PD14-0009, as the official Development Plan, based on the Findings (Attachment C) and subject to the Conditions of Approval (Attachment B);
- 4) Conditionally approve Special Use Permit Revision S94-0002-R based on the Findings (Attachment C) and subject to the Conditions of Approval (Attachment B);
- 5) Remove Condition of Approval No. 3 as the condition is no longer applicable and creates a conflict with Condition of Approval No. 15; and
- 6) Add a new Condition of Approval as follows:
If overflow parking at the Bass Lake Hills Golf Course is needed, the applicant shall provide the Planning Services Director with documentation of a mutual parking agreement for that overflow parking.
(Supervisory District 4)

A motion was made by Member Pratt, seconded by Member Heflin, to Continue this matter off-calendar to address issues raised during the hearing.

Yes: 5 - Member Heflin, Member Stewart, Member Miller, Member Pratt and Member Shinault

ADJOURNMENT

All persons interested are invited to attend and be heard or to write their comments to the Planning Commission. If you challenge the application in court, you may be limited to raising only those items you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Commission at, or prior to, the public hearing. Any written correspondence should be directed to Planning Services; 2850 Fairlane Court; Placerville, CA 95667.

*A negative declaration has been prepared for this project and may be reviewed and/or obtained in Planning Services, 2850 Fairlane Court, Placerville, CA 95667, during normal business hours. A negative declaration is a document filed to satisfy CEQA (California Environmental Quality Act). This document states that there are no significant environmental effects resulting from the project, or that conditions have been proposed which would mitigate or reduce potential negative effects to an insignificant level.

**This project is exempt from the California Environmental Quality Act (CEQA) pursuant to the above referenced section, and it is not subject to any further environmental review.

ADDENDUM**AGENDA ITEMS**

7. [15-0608](#) Community Development Agency, Long Range Planning Division requesting the Planning Commission select no more than two Commissioners to participate in a demonstration of a digital LED (light emitting diode) electronic message sign. The demonstration will be on the evening of Thursday, May 14, 2015, at 8:30 p.m. Exact location to be determined.

A motion was made by Member Stewart, seconded by Member Miller, to select Member Stewart, with the optional attendance of Member Heflin if available, to participate in the sign demonstration.

Yes: 5 - Member Heflin, Member Stewart, Member Miller, Member Pratt and Member Shinault

8. [15-0610](#) Community Development Agency, Long Range Planning Division presenting an update on the Biological Policy Update process and next steps.

No Action Taken.